

**Star Valley Ranch Association
Board of Directors
May 16, 2009
9:00 am Library**

In attendance:

Curtis Cheshier, Chairman
Ron Meeks: Secretary Treasurer
Kathy Dietz: Director
Jan Jonson: Director
Paul Weber: Director
Wendy Straight: General Manager
Not present: Carl Brown: Vice Chairman

Call to order: 9:00 am Chairman Cheshier called a statement of quorum. The Pledge of Allegiance was recited.

Adopt the Agenda:

**Secretary Treasurer Meeks moved to adopt the agenda as written.
Director Jonson seconded the motion.
The motion passed unanimously.**

Approve the Minutes:

**Director Dietz moved to approve the April, 2009 meeting minutes with the correction of the word "eminent" throughout the document.
Secretary Treasurer Meeks seconded the motion.
The motion carries unanimously.**

Special & Standing Committee Reports:

Chairman's Report: Chairman Cheshier gave the following report:

Since the last monthly meeting, David Ward has resigned as a Chairman and a Director. Upon receiving the information that Mr. Ward was going to resign, the Board called an executive session for the purpose of reorganizing the Board. When I took office in June of last year, the first meeting I attended was an executive session for the purpose of reorganization of the Board. It has come up that, we as Board members, are not employees and we are not discussing finances, so it may be possible that it doesn't need to be an executive session. We all agree on this. The Board, in front of you here, that this is correct. But that was the example every one of us had. Every year in June, after the results of the election are displayed, the first meeting as a re-organizational meeting has been conducted as an executive session. Perhaps that's wrong. I specifically said it should have been an executive session, I will know better next time.

The results of that executive meeting are that I was moved to Chairman, and Carl Brown was moved to Vice Chairman. As far as other matters on the Ranch and the Association, things are moving

along. Ernie is getting things started; Kurt is doing a good job cutting the grass, golf is starting earlier this year which is all a good sign for our budget.

Golf Committee: Director Dietz gave the following report:

The Golf course looks good this year and there have been some people out there playing. We're lucky this year because we have been able to have an early opening and so far this year we have 100 % more revenue than last year at this time. That may not be much but it is a good sign. If the weather holds, we should have a good May.

Randy started out with a clinic; there were 35 people who attended. People are having a renewed interest and wanting to improve their game. This year we are going to have a lot of activities. The Men and Women's Golf Association will be having their regular play. We will be having couples play and we will be hosting the Wyoming Senior Women's tournament. There will be pot lucks along with golf at Aspen Hills, so watch for more information to follow on these events.

Randy is working on the Property Owners Weekend so I have asked him to come and talk to you all about this event.

Randy King gave the following report:

We do have a couple of initiatives to try to get new golfers interested in the game. The Property Owners weekend is a great opportunity for new golfers to play. On Friday the 26th of June will be a scramble, and we are waiving the greens fees for all of our Property Owners. I thought this would be a great opportunity to give back to our members with a free round of golf. I also felt this would be a great way to get new golfers to come out and play. The way it has been in the past you pay your \$30 entry fee, you pay your greens fees on top of that and everybody competes for prizes. That's great if you are a good golfer and you get to win prizes, but it's not so good for those golfers who are not so good, they never win the prizes. This year we came up with what I call a fun flight, you can sign up without a handicap, go out and play for free and have fun. My goal is that they will have a free round of golf which is about a \$40 value, start to use the golf course, find that we have a beautiful course and start to support the golf course by continuing to play. For those who own their own cart, there will be a trail fee of \$5 unless you have the annual trail fee. For those who don't have their own cart, you can rent them for \$12 for 9 holes, and \$20 for 18 holes which can be split between two people. We will have some muffins and drinks, and some prizes for those who hit closest to the hole, or some other kinds of things. For those property owners who like the competition, they will still be able to compete in a separate flight.

We also have the Get Golf Ready Program, it is a PGA initiative, and is designed for new players. It is designed to take a player who has never played or played a little bit and get them ready for the golf course in 5 days. It costs \$100 for 5 lessons. It goes through history of the game, how to approach the game of golf, and will teach some important terms you will need to know. It will teach what a hole is, what the green and the fairway are, and how to pick a 9 iron verses a 7 iron. It literally will take a brand-new golfer and get them ready for the course in 5 days. I have a friend who is going to teach this, so it will be 5 lessons not 5 days. It will be Tuesdays and Thursdays day time and evening times, for those who work.

I will also be offering Saturday clinics from 10:00 to 11:00 that cost \$10 and will rotate between short game and swing. There will be 8 students to a class and I will be able to work with different levels.

To clarify, the Tournament will be the 26th and 27th of June. Friday we will do a shot gun start at 9:00am. Saturday we will start ½ hour after the Annual Board Meeting ends.

Discussion from the floor:

Mark Michael asked why the free day is on Friday when everyone works.

Randy stated that this was already set and everything with the information had already been printed, so we thought to present it to the Board and see how they feel about it in order to go about getting approved. Next year we will make it on Saturday so those who work will be able to play.

A question was asked if there will be any more advertising for the Property Owners.

Randy stated that it is on the website, and it will be on the Bugle, and the Marquees.

A question was asked if we will be utilizing Aspen Hills for the tournament.

Randy stated that Cedar Creek will be able to handle the play and that Aspen Hills will be open for regular play that weekend.

Director Dietz resumed her report:

There is an addition to a policy that I would like to propose to the Board.

A few years ago the Board approved a pass deferral policy that is pro-rated. If someone buys a season pass and is unable to use it or finish out the season, they can turn in the pass for a pro-rated amount that will be deferred towards their season pass the next year. This year we had a situation that was brought to our attention and we feel we needed to add something to the policy. This motion would apply to a person who buys a pass before March 31, when they are discounted and find because of circumstances they are unable to play before May 1st. This policy would enable us to defer their pass until the next year or turn in the pass for a refund their money with a \$50 service charge for that pass. This will encourage people to buy their pass early, knowing they can get a refund or deferral, if needed.

Director Dietz moved that we add to the pass deferral policy, that “Those who have paid for their golf early and find that circumstances preclude the use of that pass before May 1st will be given the choice to have the full amount deferred to the next year or receive a refund minus the service charge of \$50 per pass.”

Secretary Treasurer Meeks seconded the motion.

There was some discussion from the floor about the wording of the policy and would it affect the amount after play on the course has begun. Director Dietz clarified and stated that this is an addition to the policy and the other policy would take precedence after play had begun on the course.

There was some discussion as to the May 1st date, questioning if we should say until the course opens instead. Director Dietz stated that the Board discussed this at length and wanted a definitive date so that people could not get a refund because they wouldn't get enough play in to make their pass worth it and would cash it in and defer it to next year.

The motion passed unanimously.

Chairman Cheshire recognized Mayor Siddoway and the entire Town Council as being present and thanked them for attending.

Chairman Cheshire reminded everyone to state their name when they comment so that they can be recognized in the minutes.

Architectural Committee: Al Redlin gave the following report.

We have reviewed a set of house plans as well as a couple of minor plans and issued building permits for them. That brings the total of permits this year to two.

DCCR Committee: Committee Chairman Joe Angelovic gave the following report.

The DCCR Revision Committee has analyzed the data from the survey and is working on the discussion papers. We have identified 8 or 9 items for discussion papers. We have rough drafts of 5 of them so far. After assigning people the task of drafting these discussion papers, and looking at what we received back, we came to the conclusion that we needed a standard format so that it will be more consistent when discussing them later on. We are going to discuss the results of the survey for each topic that we enter. We will discuss the data and put a representative sample of the comments in. We will talk about the pro's and con's that we can identify for each change. We will come up with conclusions and recommendations and perhaps some recommended language for each change. During all of the discussion regarding the comments it became rather obvious to the committee that some DCC&R's do not need to be changed; its just people just don't understand them. It could be that the DCCR is silent on an issue, or it is not clear and could be misinterpreted or that the enforcement is not understood. We feel that some of these things can be corrected through policy making by the Board. In that light what we have done is made a suggestion about protocol of policy development, we would like the Board to consider these suggestions.

Discussion from the floor:

General Manager Straight clarified that the DCCR Committee will be meeting twice a month, which the dates will go out in emails. There was some discussion from the floor.

Mark Michaels asked if the DCCR Committee has done any research in how to legally remove the DCC&Rs from the 2034 lots?

The committee has an Attorney's opinion on this matter. You can do it if you can get 70% of the property owners to agree to it.

Mr. Michaels asked if there would need to be a special vote on this issue and could the Board call a special vote on it?

Director Dietz stated that this is what this committee is about; this committee is meeting to examine all of the DCC&R's and bringing their recommendations to the general public. The problem with what they are doing is that it will be a yes or no vote so they have to be very careful about which items they put into that document.

Mr. Angelovic further clarified that when the changes that go out it has to be approved as a package, you can not pick and choose which to change. If everything in there is not approved by 70% of the property owners we go back to the way things were for the next 20 years.

Mr. Michael asked for clarification, is it going to have to be a vote on every individual DCC&R?

Mr. Angelovic stated that we are trying to identify which of these issues that come up that will make that 70% vote. In this next survey it will be a refinement of these issues and asking ok here is what we have accrued so far now how do you feel about it. We will have another indication of what people might or might not accept.

Mr. Michael asked if realistically you will ever get a 70% vote on anything.
My thought behind legally removing them is that we can start with a clean slate.

Mr. Angelovic stated that you can't remove the DCC&R's, they go with the land. It has been written in a Wyoming Supreme Court Opinion that the DCC& R's go with the property.

Jim Vandel asked if there anything to prevent a group of people from banding together and funding there own legal research and financing there own attempt to remove these DCC&Rs?

Mr. Michael stated that I am not apposed to the DCC&R's, I am apposed to it is the lack of enforcement of them. When they are enforced they are enforced capriciously, they are enforced for different people in different ways. To be all on the same page and have one set of DCC&Rs or ordinances. Why should a group have to fund there own research when we are members of the Association. It should be the Associations responsibility to do it because that's where the problem is.

Director Dietz stated that as an Association and the people who have been working on this, it has been a voluntary group who have put in a great many hours. We have had legal opinions, and all of this has been reinforced by the Wyoming courts so if somebody is not happy with that level of work. The Association had put in their time to do this, we need to move forward. As far as the enforcement part of it, the Board is trying to clarify tidy up and enforcement policy on this.

Mr. Angelovic stated that this committee was not charged with getting rid of the DCC&Rs. It was charged with trying to revise them and in terms of what would be acceptable to the committee.

Mr. Jeff Demeester asked if there was a coalition with three members on the board trying to change or abolish the Association and the DCC&R's.

Mr. Angelovic stated that there is a committee trying to revise the DCC&R's and there are others out there with their own opinion's and can organize. There are several opinions out there and we as a committee are trying to get some changes made so that we are not stuck with these DCC&R's for another 20 years.

Mr. Demeester asked if the coalition part of that organization was trying to change or abolish those rules and shouldn't the Association address some of these issues.

Director Dietz called point of order and stated we are off our agenda. She stated that anyone with concerns regarding the DCC&R's attend those committee meetings to address their issues.

Election Committee: Committee Chairman Al Redlin gave the following report.

We have one committee member who has asked to drop out because of medical reasons so if I need to add another member I will approach the Board at the June Meeting. June 2nd at 9:00 we will have an orientation meeting for the Election committee and assemble the packets go out to the membership. I have put a notice out to the Election Committee, the Board, and the Candidates regarding this meeting and would also like to invite anyone else who might like to help with this activity. Thanks to Wendy Straight and Ron Meeks for their support and all of their hard work in this election. We are trying to do the best by the property owners and we appreciate all of the suggestions and ideas. Please keep those coming in a nice manner. An objective of the Election committee is trying to get as many people as possible to vote.

Secretary Treasurer Meeks continued the report.

Because of the timing of the resignation of David Ward we've had a whole bunch of comments and concerns of how we are going to fill that position. We, as a Board, did not want to nominate and appoint that position. We feel that it should be elected. We have a meeting with the Attorney Monday morning at 8:00 in the Library and anyone who would like to may attend that meeting. We are going to be asking if we can put it on the Ballot. If we cannot, we have strict guidelines in the By-Laws and DCC&R's regarding the election, but we are unclear if we can or not put it on the Ballot. We need to form a plan on how we are going to move forward to make sure that the membership is aware that position is open and how it needs to be appointed.

Mr. Redlin stated that he agrees with the Board's position of not attending to this matter in executive session and wanting it to be addressed in open meetings.

Secretary Treasurer Meeks stated that the Board discussed this in a workshop and we thought we had it figured out what needed to be done. Some of the people who attended the workshop brought up very valid points as to timelines, by laws, and we did have a very vague legal opinion that just brought up more questions. We are trying to get it together in front of the membership. This is your Board and we don't want to just appoint the position, we wanted the members to decide.

Chairman Cheshier stated that we are trying to avoid a special election which is very expensive, while we are trying to cut costs.

House and Entertainment Committee: Director Weber gave the following report.

I would like to thank the member of the H&E Committee for their cajoling and arm twisting we now have our secretary back. Due to popular demand we are going to have our Luau again on August 8th, and the Chili cook-off which will be September 26 during Oktoberfest. We will be giving out 1st, 2nd, and 3rd prizes to individuals bringing in their chili. Please bring it in precooked, and we will be charging admission. Any one can come in for a flat fee and eat as much chili as they can. This will all be posted on the website as well as in the Bugle.

Currently with the financial standing of the H&E committee, we have enough money to purchase a cotton candy machine, a snow cone machine and a popcorn machine. Those will be available for H&E events and also for members to rent for their individual activities. We are in the middle of writing the policy for these machines and the rental of them, deposits and cleaning fee. Members will get a discount on the rental of those machines. We are looking around for best bids on those machines and will keep you informed of the progress. We are making sure our financial and purchasing processes, procedure and policy compliment those of the Association. We want to make sure we get those in order before we go out and purchase something so that everything is done according to the policies of the Association.

Discussion from the floor:

Director Dietz asked if storage is an issue.

Director Weber stated that it was a big part of the discussion before looking into it and we do have a safe and secure place to store them. Mr. Archibald asked if the large amount of children in the playground was part of the youth group or H&E as an activity.

General Manager Straight stated that it was not an H&E activity it was swimming lesson sign ups.

Mr. Parrott asked what the date of the Gaudy Maude was and JC answered it was August 15th and 16th. Mr. Parrott stated that he received a letter asking if Gaudy Maude could use his empty lot for parking and he stated that at this time he will have to decline because of all the landscaping he and his son have done on the property and they don't want it destroyed.

Greens Committee: Director Jonson gave the following report.

Our Greens Superintendent Kurt Richmond would like to thank all of the members for all of the hospitality and support that has been shown to him and his staff. For the past two months there had been on going clean up of the maintenance yard, Kurt has two older trucks that need to be disposed of. If any one knows of a salvage yard or would like to purchase one at a very reasonable price, contact Kurt or see Director Jonson after the meeting.

All the Greens on Cedar Creek will be airfied and top-dressed within the next two weeks. The fairways on Cedar Creek have been airfied to alleviate compaction from cart traffic. The same will be done at Aspen Hills. Both courses have been mowed and there has been a tremendous amount of pruning and removal of the deadwood to improve playability and appearance of the course. You will see this on the entrance of Cedar Creek to the left of the 18th green. He has been reshaping that and the plugs have been collected and will be used as fill.

The irrigation system is up and running, several leaks were found as the system was being charged and those have been repaired. The pond on # 18 is being dredged and cleaned; the goal is to repair the piping so the water can be circulated. The pine trees on both courses will be sprayed most likely in the next two weeks.

I would like to thank Kurt for his dedication and professionalism; he has put together a great staff and not once have I seen any of them racing down the hills in our equipment.

Long Range Planning Committee: Chairman Daulton gave the following report.

We're still seeking a couple more people to make a quorum to have a meeting. I would like to formalize a Star Valley Ranch Philosophy Statement for the policy manual, pass it and put it in the policy manual once and for all. The reason for doing this is as we go along with some of the Long Range Planning ideas we will be referring back to this philosophy frequently.

The Purpose Statement: The general purpose and objectives of this corporation are as follows: “To improve, construct, maintain, operate, and care for such parkways, parks, playgrounds, golf course, recreational areas, community club houses and other community buildings.” Article III of the Articles of Incorporation.

The Vision Statement: The vision of the Star Valley Ranch Association is to provide and promote well maintained facilities, to promote affordable recreational and social opportunities towards community under the DCC&R’s.

I would like to call for a motion regarding these.

Director Dietz moved that we approve the Star Valley Ranch Association Philosophy statement as presented by Mr. Daulton.

Director Jonson seconded the motion.

Discussion from the floor:

Director Weber stated that Mr. Daulton has done a real good job of defining what we want for our common areas, the grounds and property we own. In the Vision statement Mr. Daulton talks about the facilities, recreation and social opportunities, but I see nothing in the vision statement that shows what we want our neighborhoods to become, how we want them to look, the vision that we want for our neighborhood. You have done a really good job regarding the common areas, golf courses and such. I would like to see the same type of thing for what we are looking for in our neighborhoods.

Director Dietz stated that she is not adverse to that and I think that ties in to some of our other discussion today. We should move forward to approve this particular policy as written because of what our prime priorities are right now have to do with the assessment made on our facilities and relate specifically to these points and that’s one of the reason it’s limited, at this point, in that way. It does not preclude adding anything else at any other time when it is developed so the wording satisfies the people on the Board and the Long Range Planning Committee. This is just a more specific point that already stated in the Purpose statement that comes from the Articles of Incorporation from 1970, so really it isn’t anything new. There are probably a lot of other things that we need to have vision about and they can be added later.

Mr. Daulton stated that he would be glad entertain some more work on that, but I think Director Dietz is right; I would like to get this done first. The beauty of policies is that you can change them at a Board meeting. Policies work for us, they clarify, they describe processes and things and that’s what we are missing and that’s why we are spending all of this time on the policies themselves. I would appreciate it though if you would consider passing this one first and then we can always add to it.

Mr. Ray Jensen stated that he would like to see you have a policy stated that your main goal is to improve the property values of everybody in the Association. It isn’t to improve golf courses because people who don’t play golf will not care about that as much. If you put in there that your goal is to improve property values of everybody it makes you make a decision with regard to budgets, and with regards to what improvements you make that improves everybody’s property values, not just the golfers.

Director Dietz stated that the purpose statement is already a part of the Articles of Incorporation and, I think, that some of the language that people might be reacting to comes from this particular point. We don’t have to pass this or not pass it because it’s already there. The general purposes and objectives of this corporation are as follows to improve, construct, maintain, and operate such parkways, parks, playgrounds, golf courses, recreational areas, community club houses, and other community buildings. That is already written in stone in the Articles of Incorporation for Star Valley Ranch Association 11-9-1970. It’s not at this point that we are trying to add anything or change anything, that’s just part of it. The Vision Statement that is new is that the Vision is to provide and promote well-maintained facilities, and to promote affordable recreational and social opportunities for its community under the provisions of the DCC&R’s. That speaks primarily to the direction that the Long Range Planning committee is trying to move. That has to do with making assessment of the buildings, the condition of the buildings that the Association owns so that we can determine if we burn them down or add to them so we aren’t throwing good money after bad. We need to have that in a policy statement; which does not preclude anything anyone else has said, but I think this committee would like to have it approved so they can move forward on that aspect.

Mr. Daulton stated that they have discussed in the Long Range Planning clear back years ago we started out with sort of a statement in general that one of our goals as an Association was to increase property values and to improve quality of life. We had that in there but in this particular case we are trying to focus on and get the Board to approve some capitol improvement plans. But once again I would like to have you approve what we have here and we can always add to it.

Director Dietz called question.

Chairman Cheshier stated that there is a motion and a second and called for a vote.

Motion passes with Chairman Cheshier, Director Dietz, and Director Jonson in favor and Secretary Treasurer Meek and Director Weber opposed.

Discussion continues:

Secretary Treasurer Meeks stated that the problem he has with the Vision Statement is with the mention of the DCC&R's. To me, our vision with having a DCC&R Committee is we're trying to revise those, we're trying to correct that, and we're trying to make that a community event and we're trying to make this a community. Every time we turn around we are being held hostage by DCC&R's and not moving forward as a community, in my own opinion. So my proposal to this vision is to remove from under the provision of the DCC&R's from the statement. Leave it as an affordable recreational, social opportunity for its community. And in my opinion we are setting a Vision Statement that is going to limit us. To me, a Vision Statement is not to limit but to move forward, not have to go backwards to limit yourself again. When we're looking forward as to what our community is going to be in 10 years its common sense that we have to follow rules and policies that have already been established. Why are we going to make a Vision Statement that negatively impacts that vision? That's the only piece of that I don't agree with, I don't think we need to limit ourselves.

Director Weber stated that he would change his vote to a positive if look at the Vision Statement again and do a little re-write on that. I think there were some good ideas and if we meld it together it would put us on the same page.

Mr. Daulton continued his report:

To summarize the Capitol Budget work session on 13th, the Board voted at the last meeting to put \$200,000.00 into the capitol budget. We have an agreement during this workshop that this will not be "use it or lose it", because that will cause us to do some silly things to try and get this money spent in the year.

We have 8 projects and as we went through those we determined there is some ongoing work. The first step is the structural engineering study of the Barn/Silo, the office building, and a couple of other places. What we have decided to do is to pursue this study and then get the bids, and get the projects in. If we don't get it finished this year, it will carry over.

I would like an approval from the Board to obtain a formal bid for the structural engineering firm. We will get together with our facilities study group and help General Manager Straight to make sure the specifications for those bids are proper. We already have one bid from the GNS Company, but I think we could get a couple more bids to do a formal bid, to do it proper.

Director Jonson moved to authorize Long Range Planning to obtain bids for a structural engineering study for the Barn/Silo and office.

Secretary Treasurer Meeks Seconded the motion.

Discussion from the floor:

Mr. Angelovic: I find that the Long Range Planning shouldn't put this together it should be the General Manager.

Chairman Cheshier: stated that the point had been brought us last night. At this point Mr. Daulton is allowed to represent us.

Mr. Daulton stated that we have discussed that one of the situations that we have not covered is that after we get this process to a certain point, we need to have the procurement of the bidding process too.

Chairman Cheshier: I think the point Mr. Angelovic is making, is that when we present this to the Town of Star Valley, it needs to come from the General Manager. As a portion of this, it behooves Mr. Daulton to provide a set of names and companies and meet with General Manager Straight, then she will make the RFB.

Director Dietz asked if the motion would have to be amended.

Director Jonson amended the motion to authorize the Long Range Planning committee to work with the General Manager to obtain bids for a Structural engineering study for the Barn/Silo and office.

Secretary Treasurer Meeks seconded the amended motion.

Discussion from the floor:

Gary Braun: Are you authorizing them to send it out to get bids?

Chairman Cheshire: Yes we are authorizing them to get bids and give the Board a report.

Marie Cazier: Do you have membership attendance at your Long Range Planning meetings? And, if so, is it good attendance so that they can voice their opinion?

Mr. Daulton stated that they get very poor attendance unless it's something sensational.

Chairman Cheshire: Mrs. Cazier's point was that, is the membership welcome?

Mr. Daulton stated that the membership is more than welcome and that we try to send times and dates on the marquee and email.

Chairman Cheshire called for a vote on the amended motion.

Motion carries unanimously.

Mr. Daulton thanked the Board of Directors for approving the multi year plan for to start working in a long range manner, last month. That is a wonderful thing the Board has done. We have \$200,000 for this year and have targeted \$200,000 in the years to come. So thank you again.

General Manager's Report: General Manager Wendy Straight gave the following report.

I would like to thank John Daulton for all of his hard work on the Long Range Planning Committee; he really has done a lot of work on making it long range planning and not short range.

The audit company of Rudd & Co. will be in the office the last week of May to begin the field work for the 2008 independent audit. Joyce and I will be spending next week gathering all of the information that is required for the audit. We have collected \$575,370.81 in the 2009 Assessments fees of the \$673,010.00 that was budgeted. This means that over 1742 members are current as the end of April. We have been receiving assessments in the mail, daily, in the month of May, which are not reflected in this number. I have copies of the Profit & Loss with me today if anyone would like one. If you have questions please call me at the office and I will set up a time to meet with you. Starting this month, you can check the Board Minutes which will list our Profit & Loss report.

If you haven't been to our website check it out. There is a lot of useful information there. The Election packets for the Board of Directors will be mailed out next week under the direction of Al Redlin. We have received and verified nominating petitions for 5 candidates for 2, three year terms.

Please plan to attend the Candidates Night June 26th, at 7:00 pm, to listen to the Candidates present their platforms and answer your questions. The Annual meeting will be held on June 27th, at 8:00 am, with the poles opening at 7:00 am.

I wanted to recap a few of the projects that I have completed since I started about 6 ½ months ago at Star Valley Ranch Association for our summer returning citizens. First of all, of the catch up work from before Wendy that myself and staff have completed. All the 2008 quarterlies have been filed. The 2007 Audit has been completed. The 2007 tax returns have been filed. The Point of Sale that was purchased a year ago, had reports written in them so that we can track our inventory sales per hour. We need to give Randy big thanks for helping me with that. Our Membership data base has been updated. This will help save costs on mailing; we have had a lot of return postage with that first mailing we did. We are down to 13 Members that we can't find since 1978. I had to do some detective work to get this done, its called Googling to find some of our members. I have improved our communications with the new email newsletter called the Bugle that you will receive next week. The Policy Manual is currently being updated, along with the Employee Handbook with the help of Billee Jean and John Daulton. The financial reports have been cleaned up and we have created 5 cost centers to give a clear understanding as to how each department is doing as well as an easy to read

financial statement. The Cost Centers are Administration, Golf, Greens, Lounge, and Facilities. The reorganization of the Administration office, cleaning up the outside of the facilities, reorganizing the maintenance and facilities shops to improve our appearance and to create a clean and safe working environment that also allows us to control our inventory. Joyce has reconciled a years worth of bank statements that had not been done while staying current with her other duties. We have hired a new golf course superintendent and that seems to be a wise decision. The best part of this job had been meeting such a great bunch of members and volunteers who love the Ranch.

We have such a great group of volunteers that help us get all of this done. If you are new to the Ranch or have just retired and are looking to become part of our community, please join one of our committees or activities, working together works, building a community that cares about our neighbors is simply the best. I would be happy to sit down with anybody and fit you in to where you would like to volunteer.

SVRA will be having a trash pick up day on May 22 at 10:00 am. We will meet at the SVRA office and you will be assigned areas to work on. If we all take just a few hours we can all make a huge difference by doing just a small part. Please call the office to sign up.

Ernie has been busy fixing the leaks on the Barn roof that also caused damage to the sheetrock in the men's room. The sewer line needed to be blown out and as of last night we found out that is may need some continued work. There was a leak in the Goofy Bear Restaurant that he fixed, as well as a leak on the golf course bathrooms. We had leaks in the Back rooms of the library that had caused some mold problems. We now have new marker tiles at the pool that states the depth of the water. We want to make sure that we comply with all of the OSHA standards and Ernie is working toward that goal. This year we had two mandatory regulations for the pool including a new drain cover and a safety switch which Ernie has installed.

The Silo Lounge opened up yesterday and DeVonna Fraiser is back as the manager. Please stop in and say hi to her.

Discussion from the floor:

Ron Mueller asked if the Goofy Bear will open again this year.

General Manager Straight stated that she thought she had heard they would be back soon. Unfortunately the phone numbers we have for him are not correct. When Chad gets here I will make sure I have all of his correct contact information.

Old Business

No old business to discuss

New Business

The Green Canyon Tank: Mayor Siddoway discussed the following.

Mr. Chairman, Board of Directors, thank you for allowing me this time. The reason the Council is here is this is an unofficial discussion because it hasn't gone through our council yet and when they found out I was going to talk today, they wanted to find out what I'm saying. We sent out an email last Thursday that the Board has, the council has, and we invited the candidates who are running for the Board position. Thank you Gary, Jere, and Marilyn for being here. This will go far beyond this Boards tenure so it's important to have your voice heard and involved in this as we go, so thank you.

For those who would like to know what's in this 13 page document, it is on our web site you can go in to get it under Documents. The Town has a strong desire from water engineering stand point to acquire the Green Canyon Tank from the Association. The Green Canyon Tank has never been used in the process since it was built. It's always been on the culinary side. When we divided the water between the Association and the Town the main focus was on the spring. Green Canyon springs; because of the water rights has a developer involved in it. For the Town to go get grants most of the state agencies are very reluctant to give towns money in the form of grants if it benefits a developer. So the decision was made that Prater Canyon Springs water rights were very clean so the Town took those. The Association took the water rights to Green Canyon. As we divided that up the Town took the small tank and the Association took the larger tank. We had two wells left and the Town took the larger well because we needed the water and the Association took the smaller well so they could use that as back up on irrigation. That is the background.

I have read this document and it is full of technical information. The engineer will be at our Town meeting Tuesday night at 7:00 pm, and he will address the questions you may have. This document was put together to give us an idea of what the Town's and The Association's options are. The engineer did it looking at it from a community stand point of what the benefits are to the entire community if we do something like this.

Let me just make a couple of personal comments here because decision making can be very difficult. Part of my career was working with some big companies and I had an opportunity to watch and see how top executives made decisions. Not one of those executives understood anything about the details, and this document has a lot of details in it. We don't have to understand it; we don't have to be water experts to make the decisions. As a council we have made decisions an about 7 or 8 million dollars worth of grants and how we do that is we make our decisions based on three things.

1. How much does it cost?
2. How long will it take?
3. What are my benefits?

If the benefits are equal or greater than the cost and it doesn't take you a long time to do it, why not do it? How much is it going to cost? There is only one option that gives this community as a whole meaning the Town and the Association if you are looking on a financial solution that benefits everybody, and that solution is for the Association to dispose of that tank. How much is it going to cost? It will cost the fair market value of that tank and that's a decision we have to make. The recommendation is some where between \$300,000.00 and \$350,000.00. So how much is it going to cost the Town? Not a penny more than if we were to take option two for us.

We have two options

1. We can buy or procure a new tank through a grant and we are going to spend about \$300,000 to \$350,000.
2. We can procure the tank from the Association for about \$300 to \$350 thousand.

From the Towns stand point it doesn't cost us anything. From the Associations stand point that's the only solution for that will put \$300 to \$350 thousand dollars in the coffers.

All other solutions for the Association on the irrigation side that we have identified are

1. Don't do anything, that costs you money, you have no revenue, but it costs you money because you have to do something with that tank because that tank is not plumbed to do irrigation. That means that you have to do re plumbing. It will water maybe 2/3 of the golf course because the tank is below the level of the highest greens and tee's so that means you have to put in a pump in it if you want to irrigate the whole thing. The costs was identified in the report up to \$100,000 plus.
2. Another option is you can use the pond, but the pond is even lower than the tank is. The cost may be less because there is some plumbing in there but you still need a pump.

3. If the Association disposes of the tank they have the option to build another tank higher up the mountain.

There are two things you need to look regarding cost. One is the capital investment to build it, and the other is the operation costs. If you have a pump, you are paying electricity on it. If you build a tank higher than the highest point of your property, gravity fills your tank and gravity irrigates your golf course and your operating costs are considerably reduced. Second is from the stand point of everybody benefiting from this. The Town is going to spend \$300 to \$350 thousand dollars to procure water storage. If we do it with the existing tank the Association has funds to do some things with.

The decision of how long it's going to take will be up to the Town to decide. Pretty quickly but we have been talking about this generically for six months now. We have about two months to get a firm decision that this is the direction we want to go. We have about a year to implement it but we got have to get the direction because if we don't have a direction, from the Board then the Town will have to go with the only other alternative we have and that is to build one. Once we start construction and go after grants to build a new tank the offer is off the table we cant follow up with it.

The decision, however, for the Association is if you have the money in your pocket you don't have to spend it until you want to spend it. You can go just exactly like your doing and have that money accumulating interest until you decide to do something with it. You may decide to use the pond, or build a tank up higher; some of these options are not easy. You have to get the forest service to agree to let you build the tank up there, the tank doesn't need to be as big as this one. The Green Canyon tank is a boneified, classified, certified culinary domestic water storage system. That means if you want to build one for irrigation you can have an open top, you can drain it in the winter it doesn't need to be that quality of a tank. The other side of it is that Bedford took 5 years to get permission to out up a tank. Bedford blames the Forest Service for the 5 years, but the Forest Service says their part of it was only a year and a half. So there is work to be done it's a matter of how long.

Another thing you might look at is the Town because of our position has access to a lot of grants. There are two things on a grant. Every grant has a match whether it's 50/50 or two thirds/one third. If you look at every grant, we get there are restrictions and conditions. There are more rules than you want to know about, we have one we have to report on every week. If you want to look at this as a grant from the Town there are no restrictions, no timelines and you can do with it what you want. The benefit is to the whole community, we're not spending anymore money but putting it where it should be.

The last thing is that 2/3 of this document comes from a report that was done by the Association through the Wyoming Water Development Association. The level one study that was done, that's where most of this information comes from. There is some detailed information in these reports, and you can argue it until your blue in the face. You can make a decision based on this report not because of what's in it; you have to have faith that what's in it is a reasonable deal.

There are three things I need from you:

1. The Town is ready to put a 12 inch transmission pipe in from the tank down to the corner of Vista and Vista West. We are planning on putting in another 10 inch line from the Tank up to Prater Canyon. I need permission from you to modify the lease to allow us to hook those lines in and we will put that together for you in the June meeting.
2. Make the decision on the direction you want to go. Do you want to keep that tank or do you want to make it an option for us to come in and take it from you, we want to make it a friendly possession.

3. For us to agree on what we think the fair market value is and settle on a price that makes sense to all of us.

Tuesday night at 7 pm the engineer will be there for anyone who has questions or concerns.

Discussion from the floor:

Director Dietz asked, "The time line for the Board to make this decision is what?"

Mayor Siddoway stated they need to file the application for a new tank in September, so by July or August we would need to know.

Director Dietz stated that there are a couple of months for the Board to do their own research to validate what they may want to do or not do.

Mayor Siddoway stated that yes there is time to do your due diligence, sit down and talk about what the fair market value is, because you have to know those things before you go in and just say you are doing this.

Chairman Cheshier asked to clarify you are asking us to consider for just three things; you are not asking for a yes or no vote right now for those things.

Mayor Siddoway stated that we're not putting you on the spot; this is just to get the discussion started.

Director Jonson asked, "You mentioned Eminent Domain but there is nothing in the report about it. Is that being considered by the Town?"

Mayor Siddoway stated that it would have to be done that way and the reason we have to do it that way is because the tank is sitting on a building lot. As the Association you can use that on the lot but the minute the Town would take that tank, we are in violation of the DCC&R's. So the only way as the Town can get that DCC&R requirement off that lot would be to condemn it and do the Eminent Domain.

Al Redlin stated that from the Town's stand point it would not be our intent to go that route without the concurrence of the Board.

Mayor Siddoway stated that as a Town we have the ability to just take it; this Town Council and Mayor won't do those things. If we are doing Eminent Domain it will be classified as a friendly Eminent Domain so if you say we don't want it we're gone.

Director Dietz said "To clarify currently you are leasing the tank from us, and you are paying for the water that goes into that tank. If you own the tank you wouldn't have to lease it but you would still be paying for the water that goes into that tank.

Mayor Siddoway said yes, that's correct we have an agreement between us that we separated that part of the culinary system into four sections. One is the tank itself, the emergency water supply, the culinary water agreement we have, and we are paying for another line to cover plats that the tanks are not high enough to get water to some of our citizens.

Director Dietz asked if that line comes out of the tank or is it up there with the water that we use for irrigation.

Mayor Siddoway stated that it comes from the culinary side, but it's above the tank.

Jeff Demeester asked if this is part of the plan to expand the town through the annexation of other communities.

Mayor Siddoway stated that this water is for entire requirement for this community the way it exists today. This is not building for the future. It's building for our future as it exists today. It is not giving us the capacity for outside the town.

Jeff Demeester stated well, the Town being as it is today, but the Town also has the option to annex other communities based on water availability.

Mayor Siddoway stated that if you look at most Towns have this same idea if you annex a property into a Town it has to have a benefit to that Town. Most of these sub divisions that are coming to us saying annex us in we telling them if you have roads that are done, if you have a water system that is both capacity and availability, and the septic and sewer systems put in we will consider your request. We don't envision people coming to this Town without bringing more assets.

Director Dietz asked about the front entrance annexation. Where do they get there water?

Mayor Siddoway stated that they get their water from the Town. We had a grant request in for the two lines that we are putting in. Those requests were \$600,000 and it cost the Town 1/3 of it or \$200,000. By getting the front entrance grant it required us to annex that front entrance in. I got a million and a half grant for 10% that is \$150,000. The Town went from a match of \$200,000 to \$150,000; I got our distribution lines in that I had to have. That's for all of us plus drinking water, safety, fire hydrants, future fire hydrants we needed that as part of our total plan. They threw in a \$900,000 front entrance road for us. I had to annex 5 commercial lots, so that's a pretty good trade.

Kent Harker stated that the Association in the MOA agreed to furnish water to that property, so we are not furnishing water to property the Town took it over.

Jeff Demeester stated that when the tank becomes the Town and the Town sees a benefit from a developer that offers them a million dollars to connect to that tank would then all of a sudden would there be another \$200,000 to \$300,000?

Mayor Siddoway stated that if you read the document you will understand that there is a requirement as it exists today of a minimum of a million gallons of storage. That is for drinking purposes and our fire protection. We own today 175,000 gallons up on Prater Canyon and that's it. We have a grant to put another 400,000 gallon tank up there that will be put in next summer, that will give us just under 600,000 and this tank will be the 400,000 gallons that will give us our million. So if some developer comes as says I will give you a million dollars for water, I don't have enough storage for it so I would have to take his million and build another tank.

Mark Michael did you say the Association will be supplying the water?

Kent Harker clarified that he said in the MOA agreement the Town took over the obligations in that MOA, so the town was required to furnish 5 taps on that particular property, so it didn't change who will furnish the water.

Mark Michael asked why is it so advantageous for us to buy Green Canyon now? When we first did the water deal two years ago we could have gotten it for a \$1.00 we didn't want to do it.

Mayor Siddoway stated that we were focusing on the springs and who had the best ability to get grant for one spring verses another. We made that decision based on springs. Both tanks were an after thought.

Mark Michael stated that the engineer in his study stated that Green Canyon had problems so we didn't want to buy it. Why would it be so important now when it wasn't then?

Mayor Siddoway stated that it was important back then and its importance now is that tank is built; it is supplying the bottom 2/3 of our community with their drinking water. It is strategically placed. If we go up the hill and build a new one I have to pump town water up to that storage, because Green Canyon is the Associations. There is cost for pumping it up there and then cost to get the pressure back down again. Why wasn't it important back then? Because we were trying to get the water split between the two organizations. We had a dead line of June 1 on a particular grant and on May 29th or 30th we had to finalize the agreement.

Joe Angelovic asked if the Town would get grant money to buy the tank.

Mayor Siddoway stated that they are working on that, but cannot say at this point in time.

Joe Angelovic stated that he and John Daulton have been working on a briefing for the board because they knew this was coming up. It turns out that they have some technical questions to ask. In Wanacott's report it stated that tank is one size and the Jorgenson report states that it's a different size. As you know when you get conflicting reports the details start to change you begin to question things.

Mayor Siddoway stated that would be a question for Clarence. The value of the tank does not go up or down whether the size of the tank is one or the other. You can detail this to death, but it shouldn't change the decision

Joe Angelovic stated that he agrees but he feels the Board should not make a decision with out having as many facts as we can give them.

Chairman Cheshier stated that I would like to point out that this Board takes that very seriously. That was the reason that I made the point that Mayor Siddoway is not asking us to make a decision today. I realize time is of the essence. In My opinion as a member, if he Eminent Domains us we can fight it, we can fight that for three years, He losses his end of September deadline and he had to go and get ready to buy a tank. He is not going to shove this down our throat and there is no getting around it. Those of us here take this very seriously and we appreciate the fact that the Town is not here for an answer right this second, because we're not about to give him one. We are not going to make this decision with out facts and discussion.

Mayor Siddoway stated that he is looking out for everyone's best interest because the Town represents the Town and the Community. I am a member of the Association as well as the Town and that's the reason this report says the Star Valley Ranch Community. As the Chairman you have to do what you just said but as the mayor I am on both sides of the story I want to make sure everyone wins.

Chairman Cheshier stated that as the Association it is our job to water the grass, but as the Mayor it is his job to provide us with culinary water. They have to bring water to our houses. That tank in question is not watering the grass.

Joe Angelovic stated that he has had a chance to read the report, it's a very good report but I just have some questions they are technical but I recommend that you look it over.

Director Dietz stated that the Board had already decided to look it over and make a list of questions. That's the direction we are headed.

For the Good of the Order:

Ed Koch stated that he would like to remind everyone of the June 6th All Fires Day. We are going to have about 500 firemen on the Ranch. They will be setting fires in the national forest between Green Canyon and Prater Canyon. There will be some repelling out of helicopters near the Silo. They will be taking water out of the pond on Aspen Hills to fill the tankers. They will be extracting mock victims out of vehicles down by the airstrip. There will be a communication station down there also, and be staging from the maintenance area. We will be sending out an email informing everyone and soliciting volunteers to come down and ask question.

Clyde Cazier asked you talked about dredging the pond on #18 on the Golf Course. The pond between 8 and 9 on Aspen Hills use to have a beautiful water fall system. Is that going to be fixed?

Director Jonson stated that we talked about that and he has to start somewhere, that's why he started on #18. Kurt does have plans for Aspen Hills pond he would love to get another fountain in there to aerate the water. With the amount of people he has working with him and the budget he is limited but it is very important to him to get things cleaned up.

Clyde Cazier stated that he thought it would be a nice thing to have back.

Jeff Demeester stated that, I have still been getting emails from the Coalition talking about how they would like to terminate the Association and making it voluntary basis. I wanted to put that out there that when it is time to vote that we make sure that the Association members realize that there is still a Coalition out there that is trying to get rid of the Association.

Marie Cazier stated I think that they need to be aware that the Coalition is a group of concerned citizens for the Community. We are a group of people who want what's best not only for us, but for the Community as well.

Adjournment

Chairman Cheshire called for a motion to adjourn.

Director Dietz made a motion to adjourn the meeting.

Director Jonson seconded the motion.

The motion carried unanimously.

Chairman Curtis Cheshire

Vice Chairman Carl Brown

Secretary/Treasurer Ron Meeks

Director Paul Weber

Director Kathy Dietz

Director Jan Jonson